HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: January 2017

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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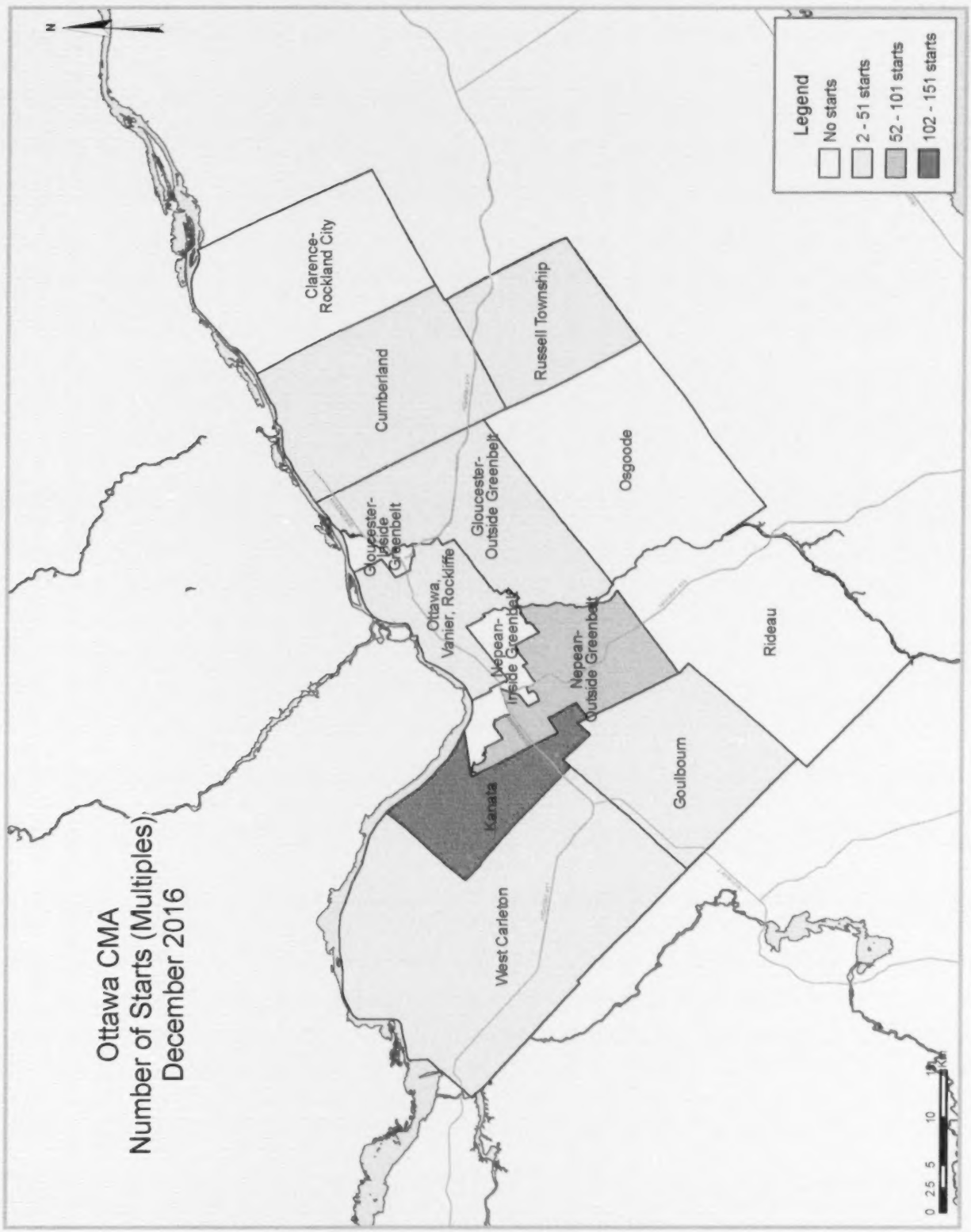
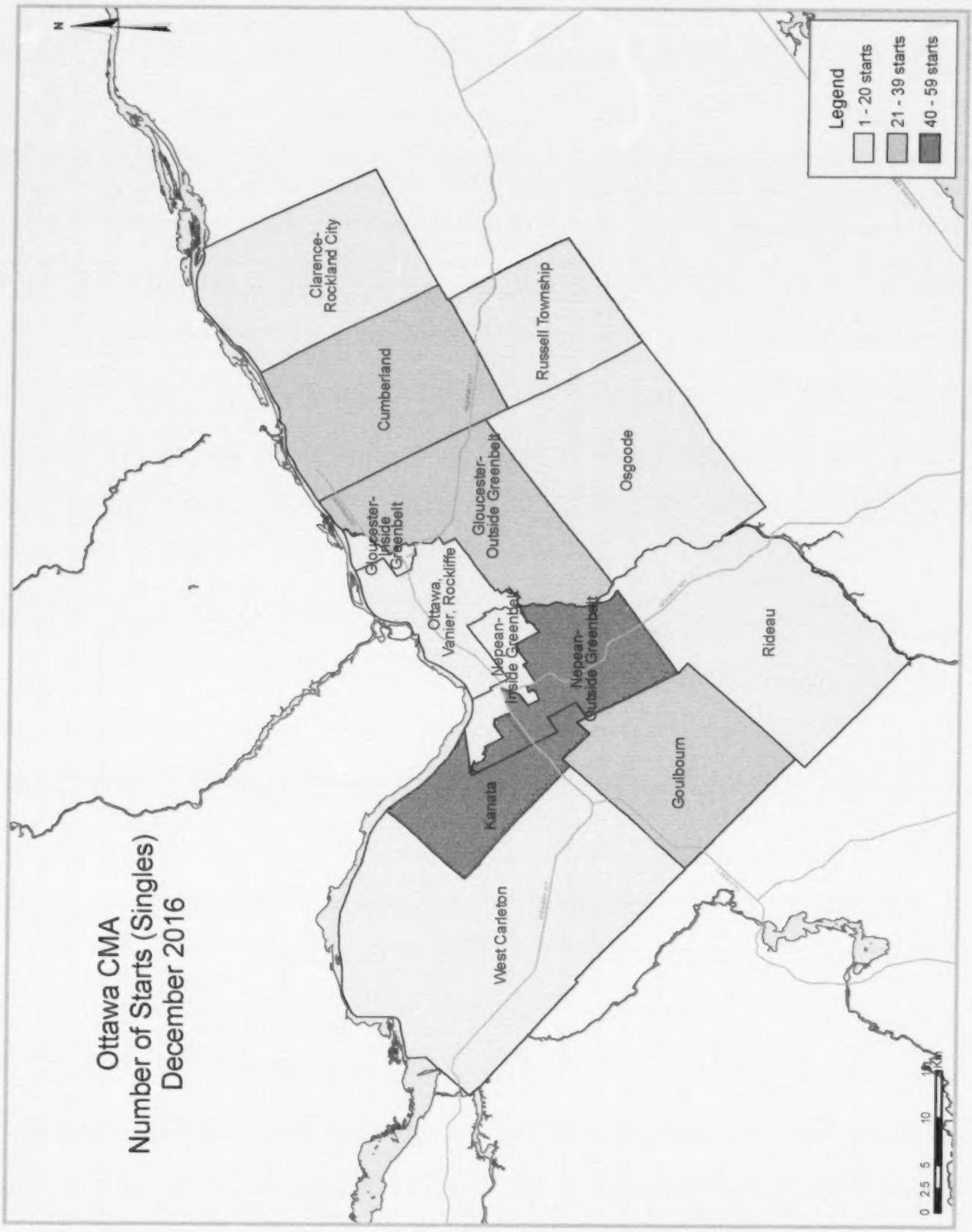
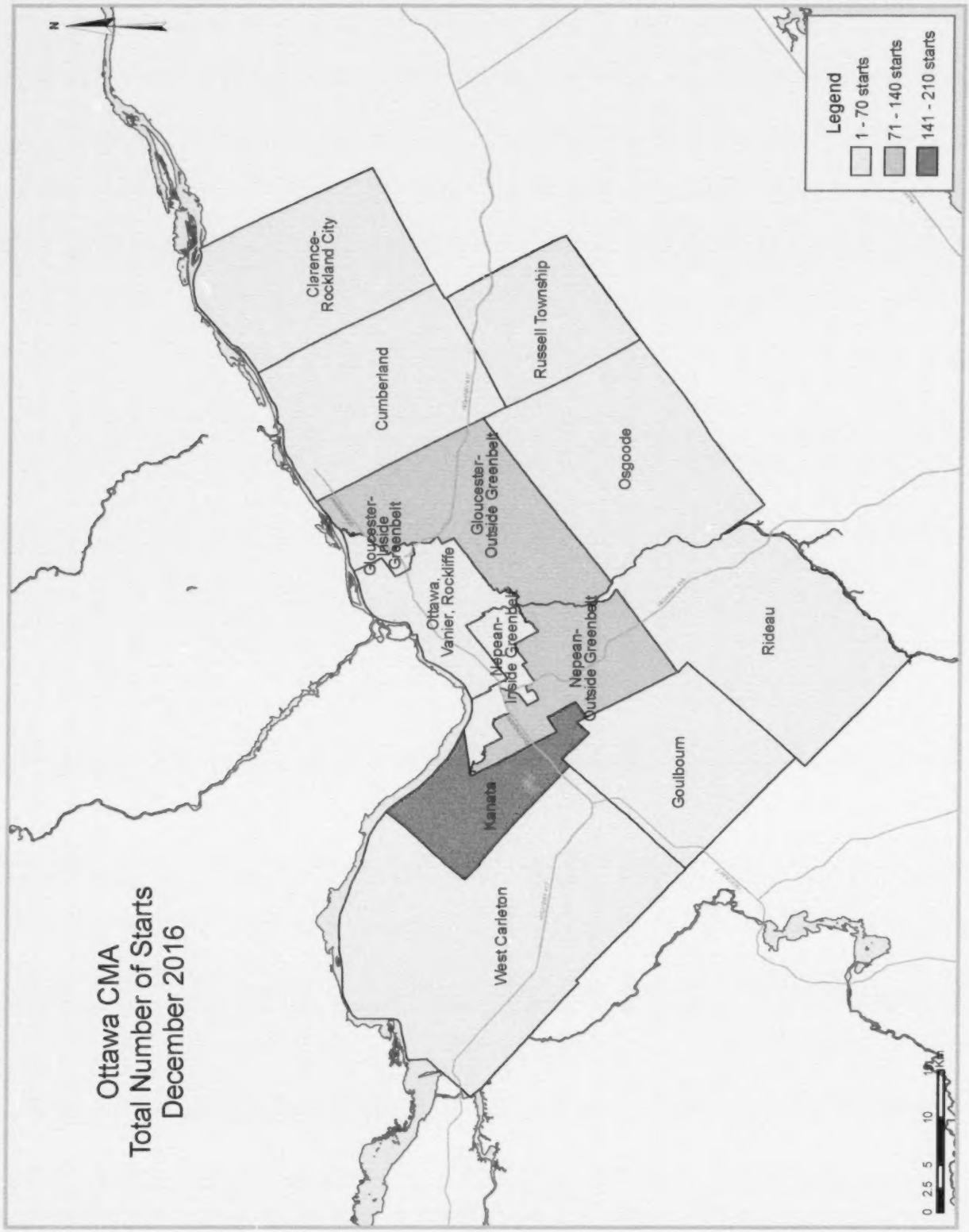
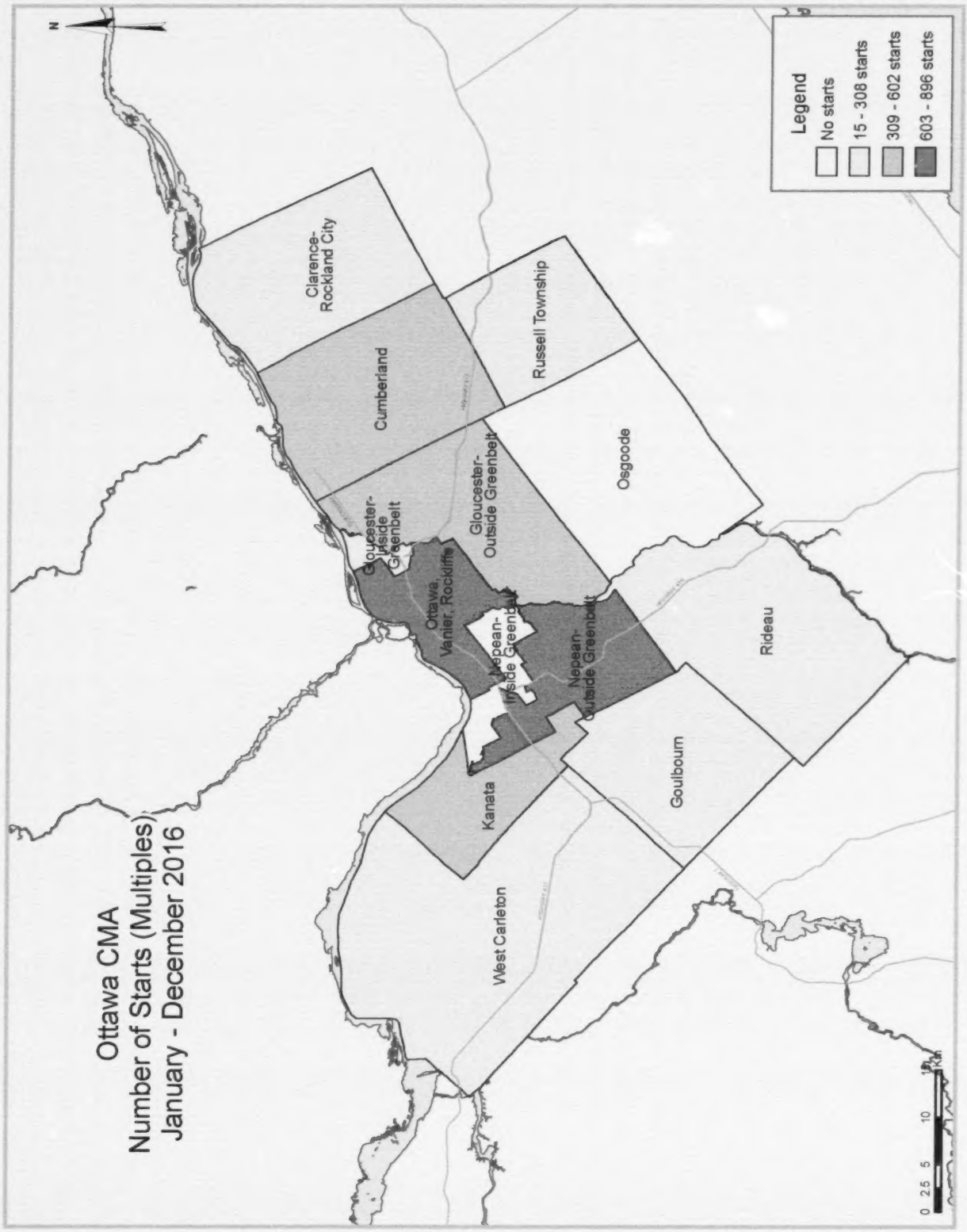
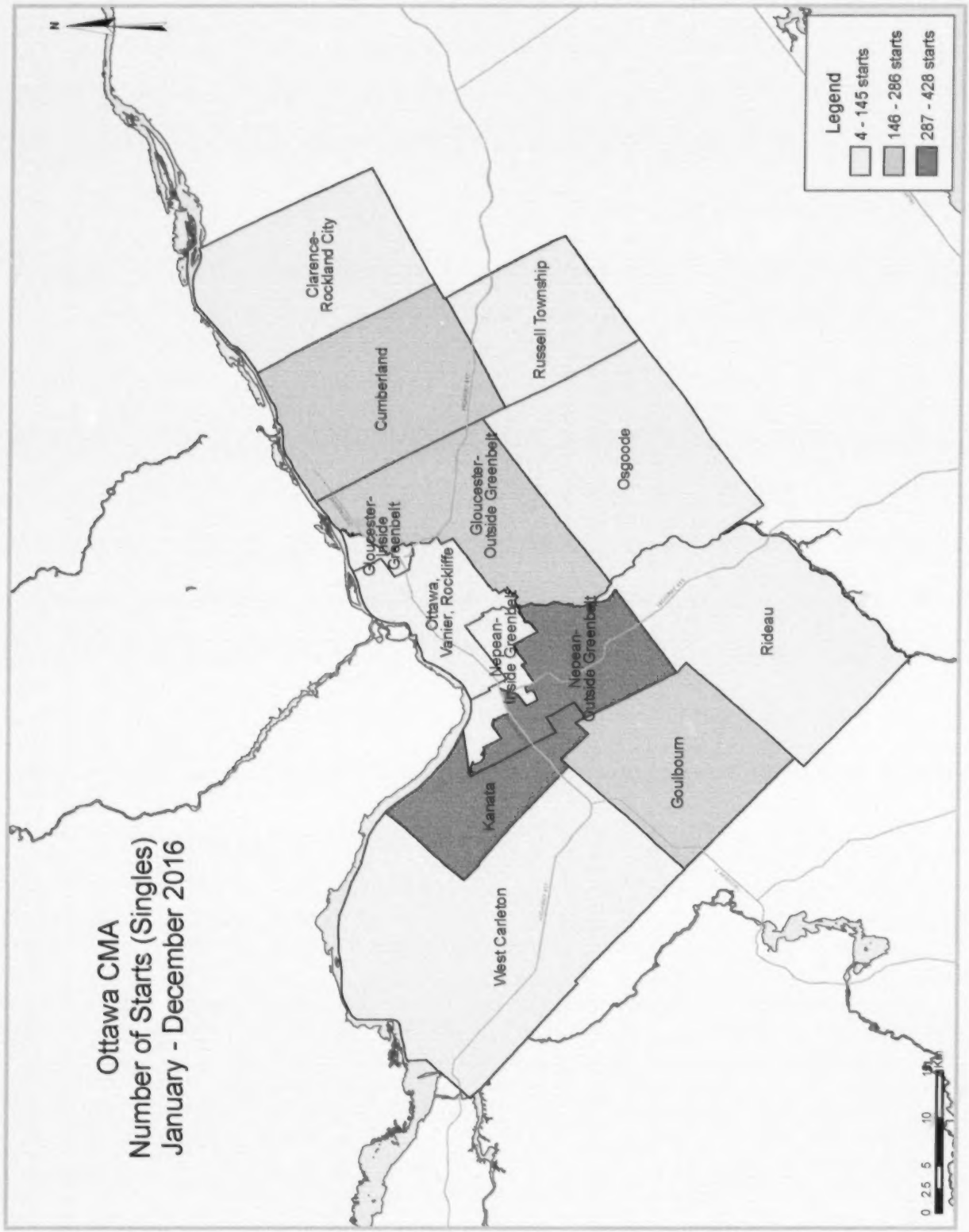
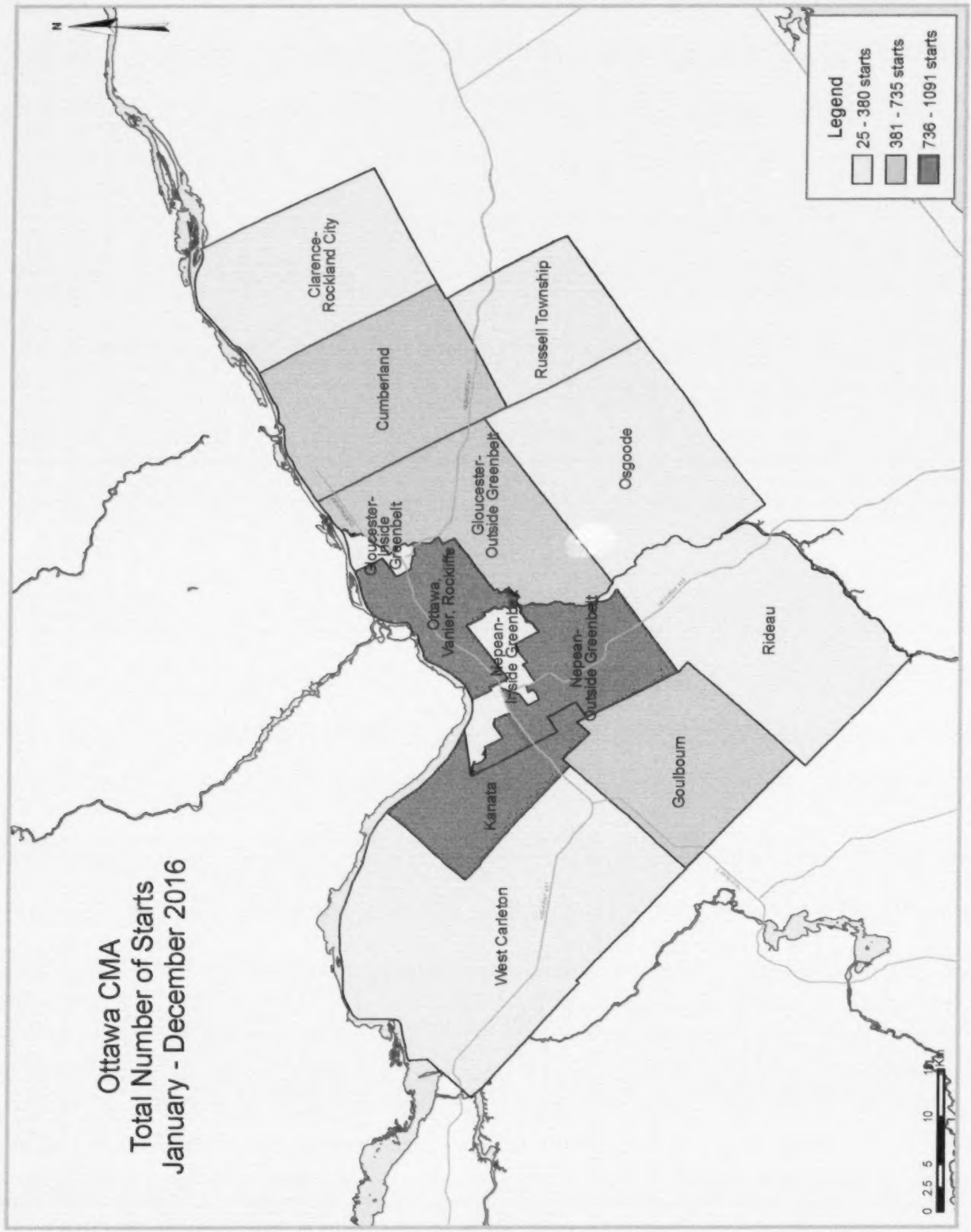

Ottawa CMA
Number of Starts (Multiples)
December 2016
N
Legend
No starts
2 - 51 starts
52 - 101 starts
102 - 151 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
December 2016
N
Legend
1 - 20 starts
21 - 39 starts
40 - 59 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
December 2016
N
Legend
1 - 70 starts
71 - 140 starts
141 - 210 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - December 2016
N
Legend
No starts
15 - 308 starts
309 - 602 starts
603 - 896 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
January - December 2016
N
Legend
4 - 145 starts
146 - 286 starts
287 - 428 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
January - December 2016
N
Legend
25 - 380 starts
381 - 735 starts
736 - 1091 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2016		
Ottawa CMA[1]	November 2016	December 2016
Trend[2]	5,881	5,997
SAAR	4,117	6,242
	December 2015	December 2016
Actual		
December - Single-Detached	186	214
December - Multiples	236	312
December - Total	422	526
January to December - Single-Detached	1,992	1,990
January to December - Multiples	2,980	3,308
January to December - Total	4,972	5,298

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	214	12	147	0	0	36	0	117	526
December 2015	186	28	183	0	0	16	0	9	422
% Change	15.1	-57.1	-19.7	n/a	n/a	125.0	n/a	**	24.6
Year-to-date 2016	1,990	220	1,664	0	60	619	102	643	5,298
Year-to-date 2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
UNDER CONSTRUCTION									
December 2016	1,246	164	1,369	0	36	1,374	91	912	5,192
December 2015	1,317	108	1,186	0	8	1,488	23	796	4,926
% Change	-5.4	51.9	15.4	n/a	**	-7.7	**	14.6	5.4
COMPLETIONS									
December 2016	167	34	132	0	0	4	4	0	341
December 2015	228	12	73	0	0	153	10	286	762
% Change	-26.8	183.3	80.8	n/a	n/a	-97.4	-60.0	-100.0	-55.2
Year-to-date 2016	2,053	158	1,492	0	31	717	55	523	5,029
Year-to-date 2015	1,646	178	1,527	0	4	1,941	63	574	5,933
% Change	24.7	-11.2	-2.3	n/a	**	-63.1	-12.7	-8.9	-15.2
COMPLETED & NOT ABSORBED									
December 2016	123	36	151	0	9	519	n/a	n/a	838
December 2015	98	27	156	0	2	614	n/a	n/a	897
% Change	25.5	33.3	-3.2	n/a	**	-15.5	n/a	n/a	-6.6
ABSORBED									
December 2016	158	23	135	0	0	14	n/a	n/a	330
December 2015	219	23	84	0	0	110	n/a	n/a	436
% Change	-27.9	0.0	60.7	n/a	n/a	-87.3	n/a	n/a	-24.3
Year-to-date 2016	2,026	147	1,497	0	24	810	n/a	n/a	4,504
Year-to-date 2015	1,620	176	1,447	0	5	1,678	n/a	n/a	4,926
% Change	25.1	-16.5	3.5	n/a	**	-51.7	n/a	n/a	-8.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2016	201	10	147	0	0	36	0	117	511
December 2015	178	24	180	0	0	16	0	9	407
Ottawa, Vanier, Rockcliffe									
December 2016	3	4	3	0	0	0	0	0	10
December 2015	10	12	3	0	0	0	0	9	34
Nepean inside greenbelt									
December 2016	5	0	0	0	0	0	0	0	5
December 2015	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
December 2016	51	4	37	0	0	12	0	12	116
December 2015	37	6	29	0	0	12	0	0	84
Gloucester inside greenbelt									
December 2016	1	0	0	0	0	0	0	0	1
December 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2016	26	0	33	0	0	12	0	0	71
December 2015	25	2	59	0	0	4	0	0	90
Kanata									
December 2016	59	0	46	0	0	0	0	105	210
December 2015	58	0	17	0	0	0	0	0	75
Cumberland									
December 2016	21	0	14	0	0	0	0	0	35
December 2015	9	0	47	0	0	0	0	0	56
Goulbourn									
December 2016	22	2	10	0	0	12	0	0	46
December 2015	29	4	21	0	0	0	0	0	54
West Carleton									
December 2016	2	0	4	0	0	0	0	0	6
December 2015	0	0	4	0	0	0	0	0	4
Rideau									
December 2016	3	0	0	0	0	0	0	0	3
December 2015	5	0	0	0	0	0	0	0	5
Osgoode									
December 2016	8	0	0	0	0	0	0	0	8
December 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
December 2016	8	0	0	0	0	0	0	0	8
December 2015	3	0	0	0	0	0	0	0	3
Russell Township									
December 2016	5	2	0	0	0	0	0	0	7
December 2015	5	4	3	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
December 2016	214	12	147	0	0	36	0	117	526
December 2015	186	28	183	0	0	16	0	9	422

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2016	1,174	146	1,355	0	36	1,346	91	912	5,060
December 2015	1,256	98	1,180	0	8	1,488	23	776	4,829
Ottawa, Vanier, Rockcliffe									
December 2016	81	72	53	0	8	1,004	25	695	1,938
December 2015	83	42	42	0	0	1,092	23	748	2,030
Nepean inside greenbelt									
December 2016	24	0	0	0	0	60	0	0	84
December 2015	9	0	0	0	0	60	0	0	69
Nepean outside greenbelt									
December 2016	266	30	446	0	0	119	48	89	998
December 2015	230	32	365	0	0	150	0	0	777
Gloucester inside greenbelt									
December 2016	2	0	0	0	0	0	0	22	24
December 2015	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
December 2016	114	6	237	0	12	48	18	0	435
December 2015	166	6	238	0	8	62	0	28	508
Kanata									
December 2016	294	2	310	0	0	57	0	105	768
December 2015	373	2	328	0	0	48	0	0	751
Cumberland									
December 2016	129	6	158	0	16	22	0	0	331
December 2015	96	0	118	0	0	76	0	0	290
Goulbourn									
December 2016	120	26	140	0	0	24	0	0	310
December 2015	192	16	81	0	0	0	0	0	289
West Carleton									
December 2016	32	4	11	0	0	0	0	1	48
December 2015	27	0	8	0	0	0	0	0	35
Rideau									
December 2016	56	0	0	0	0	12	0	0	68
December 2015	31	0	0	0	0	0	0	0	31
Osgoode									
December 2016	56	0	0	0	0	0	0	0	56
December 2015	46	0	0	0	0	0	0	0	46
Clarence-Rockland City									
December 2016	40	2	4	0	0	0	0	0	46
December 2015	29	0	0	0	0	0	0	20	49
Russell Township									
December 2016	32	16	10	0	0	28	0	0	86
December 2015	32	10	6	0	0	0	0	0	48
Ottawa-Gatineau CMA (Ontario portion)									
December 2016	1,246	164	1,369	0	36	1,374	91	912	5,192
December 2015	1,317	108	1,186	0	8	1,488	23	796	4,926

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2016	141	28	123	0	0	4	4	0	300
December 2015	213	12	73	0	0	153	10	286	747
Ottawa, Vanier, Rockcliffe									
December 2016	8	10	0	0	0	4	4	0	26
December 2015	9	4	0	0	0	120	10	10	153
Nepean inside greenbelt									
December 2016	1	0	0	0	0	0	0	0	1
December 2015	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
December 2016	24	12	54	0	0	0	0	0	90
December 2015	41	6	16	0	0	0	0	0	63
Gloucester inside greenbelt									
December 2016	0	0	0	0	0	0	0	0	0
December 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2016	24	0	8	0	0	0	0	0	32
December 2015	49	0	34	0	0	33	0	0	116
Kanata									
December 2016	36	0	31	0	0	0	0	0	67
December 2015	63	2	18	0	0	0	0	268	351
Cumberland									
December 2016	21	4	26	0	0	0	0	0	51
December 2015	16	0	0	0	0	0	0	0	16
Goulbourn									
December 2016	15	2	4	0	0	0	0	0	21
December 2015	17	0	0	0	0	0	0	8	25
West Carleton									
December 2016	2	0	0	0	0	0	0	0	2
December 2015	2	0	5	0	0	0	0	0	7
Rideau									
December 2016	6	0	0	0	0	0	0	0	6
December 2015	4	0	0	0	0	0	0	0	4
Osgoode									
December 2016	4	0	0	0	0	0	0	0	4
December 2015	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
December 2016	16	0	6	0	0	0	0	0	22
December 2015	5	0	0	0	0	0	0	0	5
Russell Township									
December 2016	10	6	3	0	0	0	0	0	19
December 2015	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
December 2016	167	34	132	0	0	4	4	0	341
December 2015	228	12	73	0	0	153	10	286	762

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2016	99	33	147	0	9	517	n/a	n/a	805
December 2015	83	22	152	0	2	609	n/a	n/a	868
Ottawa, Vanier, Rockcliffe									
December 2016	7	22	0	0	2	388	n/a	n/a	419
December 2015	3	6	2	0	2	471	n/a	n/a	484
Nepean inside greenbelt									
December 2016	0	0	0	0	0	46	n/a	n/a	46
December 2015	0	0	0	0	0	62	n/a	n/a	62
Nepean outside greenbelt									
December 2016	14	5	40	0	0	19	n/a	n/a	78
December 2015	15	9	53	0	0	19	n/a	n/a	96
Gloucester inside greenbelt									
December 2016	0	0	0	0	0	3	n/a	n/a	3
December 2015	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
December 2016	27	0	63	0	7	38	n/a	n/a	135
December 2015	19	0	57	0	0	44	n/a	n/a	120
Kanata									
December 2016	20	0	16	0	0	2	n/a	n/a	38
December 2015	31	1	24	0	0	7	n/a	n/a	63
Cumberland									
December 2016	11	0	10	0	0	12	n/a	n/a	33
December 2015	7	0	12	0	0	1	n/a	n/a	20
Goulbourn									
December 2016	19	6	17	0	0	9	n/a	n/a	51
December 2015	8	3	4	0	0	2	n/a	n/a	17
West Carleton									
December 2016	0	0	1	0	0	0	n/a	n/a	1
December 2015	0	2	0	0	0	0	n/a	n/a	2
Rideau									
December 2016	1	0	0	0	0	0	n/a	n/a	1
December 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
December 2016	11	0	3	0	0	0	n/a	n/a	14
December 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
December 2016	13	3	1	0	0	2	n/a	n/a	19
December 2015	11	5	4	0	0	5	n/a	n/a	25
Ottawa-Gatineau CMA (Ontario portion)									
December 2016	123	36	151	0	9	519	n/a	n/a	838
December 2015	98	27	156	0	2	614	n/a	n/a	897

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2016	135	19	124	0	0	14	n/a	n/a	292
December 2015	206	17	82	0	0	110	n/a	n/a	415
Ottawa, Vanier, Rockcliffe									
December 2016	5	3	0	0	0	8	n/a	n/a	16
December 2015	9	8	0	0	0	88	n/a	n/a	105
Nepean inside greenbelt									
December 2016	1	0	0	0	0	0	n/a	n/a	1
December 2015	4	0	0	0	0	2	n/a	n/a	6
Nepean outside greenbelt									
December 2016	23	10	48	0	0	0	n/a	n/a	81
December 2015	40	7	23	0	0	1	n/a	n/a	71
Gloucester inside greenbelt									
December 2016	0	0	0	0	0	0	n/a	n/a	0
December 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
December 2016	23	0	9	0	0	4	n/a	n/a	36
December 2015	45	0	27	0	0	17	n/a	n/a	89
Kanata									
December 2016	36	0	32	0	0	0	n/a	n/a	68
December 2015	59	2	21	0	0	0	n/a	n/a	82
Cumberland									
December 2016	21	4	29	0	0	2	n/a	n/a	56
December 2015	17	0	2	0	0	2	n/a	n/a	21
Goulbourn									
December 2016	14	2	6	0	0	0	n/a	n/a	22
December 2015	18	0	1	0	0	0	n/a	n/a	19
West Carleton									
December 2016	2	0	0	0	0	0	n/a	n/a	2
December 2015	2	0	8	0	0	0	n/a	n/a	10
Rideau									
December 2016	6	0	0	0	0	0	n/a	n/a	6
December 2015	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
December 2016	4	0	0	0	0	0	n/a	n/a	4
December 2015	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
December 2016	13	0	6	0	0	0	n/a	n/a	19
December 2015	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
December 2016	10	4	5	0	0	0	n/a	n/a	19
December 2015	8	6	2	0	0	0	n/a	n/a	16
Ottawa-Gatineau CMA (Ontario portion)									
December 2016	158	23	135	0	0	14	n/a	n/a	330
December 2015	219	23	84	0	0	110	n/a	n/a	436

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Ottawa City	201	178	10	24	147	180	153	25	511	407	25.6
Ottawa, Vanier, Rockcliffe	3	10	4	12	3	3	0	9	10	34	-70.6
Nepean inside greenbelt	5	0	0	0	0	0	0	0	5	0	n/a
Nepean outside greenbelt	51	37	4	6	37	29	24	12	116	84	38.1
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	26	25	0	2	33	59	12	4	71	90	-21.1
Kanata	59	58	0	0	46	17	105	0	210	75	180.0
Cumberland	21	9	0	0	14	47	0	0	35	56	-37.5
Goulbourn	22	29	2	4	10	21	12	0	46	54	-14.8
West Carleton	2	0	0	0	4	4	0	0	6	4	50.0
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	8	5	0	0	0	0	0	0	8	5	60.0
Clarence-Rockland City	8	3	0	0	0	0	0	0	8	3	166.7
Russell Township	5	5	2	4	0	3	0	0	7	12	-41.7
Ottawa-Gatineau CMA (Ontario Portion)	214	186	12	28	147	183	153	25	526	422	24.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,809	1,820	202	163	1,764	1,308	1,244	1,405	5,019	4,696	6.9
Ottawa, Vanier, Rockcliffe	83	103	106	82	49	36	741	1,185	979	1,406	-30.4
Nepean inside greenbelt	25	36	0	0	0	0	0	0	25	36	-30.6
Nepean outside greenbelt	380	322	36	46	503	400	172	96	1,091	864	26.3
Gloucester inside greenbelt	4	3	0	2	0	0	44	0	48	5	**
Gloucester outside greenbelt	243	322	6	8	403	323	36	112	688	765	-10.1
Kanata	428	524	2	6	352	318	162	12	944	860	9.8
Cumberland	276	165	14	0	299	146	22	0	611	311	96.5
Goulbourn	202	222	34	16	147	77	30	0	413	315	31.1
West Carleton	33	30	4	3	11	8	1	0	49	41	19.5
Rideau	66	33	0	0	0	0	36	0	102	33	**
Osgoode	69	60	0	0	0	0	0	0	69	60	15.0
Clarence-Rockland City	97	70	2	0	13	3	0	20	112	93	20.4
Russell Township	84	102	30	36	22	15	31	30	167	183	-8.7
Ottawa-Gatineau CMA (Ontario Portion)	1,990	1,992	234	199	1,799	1,326	1,275	1,455	5,298	4,972	6.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Ottawa City	147	180	0	0	36	16	117	9
Ottawa, Vanier, Rockcliffe	3	3	0	0	0	0	0	9
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	37	29	0	0	12	12	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	33	59	0	0	12	4	0	0
Kanata	46	17	0	0	0	0	105	0
Cumberland	14	47	0	0	0	0	0	0
Goulbourn	10	21	0	0	12	0	0	0
West Carleton	4	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	3	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	147	183	0	0	36	16	117	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,676	1,299	88	9	601	762	643	643
Ottawa, Vanier, Rockcliffe	35	27	14	9	343	570	398	615
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	455	400	48	0	83	96	89	0
Gloucester inside greenbelt	0	0	0	0	0	0	44	0
Gloucester outside greenbelt	377	323	26	0	36	84	0	28
Kanata	352	318	0	0	57	12	105	0
Cumberland	299	146	0	0	22	0	0	0
Goulbourn	147	77	0	0	24	0	6	0
West Carleton	11	8	0	0	0	0	1	0
Rideau	0	0	0	0	36	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	3	0	0	0	0	0	20
Russell Township	22	15	0	0	31	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,711	1,317	88	9	632	792	643	663

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Ottawa City	358	382	36	16	117	9	511	407
Ottawa, Vanier, Rockcliffe	10	25	0	0	0	9	10	34
Nepean inside greenbelt	5	0	0	0	0	0	5	0
Nepean outside greenbelt	92	72	12	12	12	0	116	84
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	59	86	12	4	0	0	71	90
Kanata	105	75	0	0	105	0	210	75
Cumberland	35	56	0	0	0	0	35	56
Goulbourn	34	54	12	0	0	0	46	54
West Carleton	6	4	0	0	0	0	6	4
Rideau	3	5	0	0	0	0	3	5
Osgoode	8	5	0	0	0	0	8	5
Clarence-Rockland City	8	3	0	0	0	0	8	3
Russell Township	7	12	0	0	0	0	7	12
Ottawa-Gatineau CMA (Ontario Portion)	373	397	36	16	117	9	526	422

Table 2.5: Starts by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	3,623	3,241	651	770	745	685	5,019	4,696
Ottawa, Vanier, Rockcliffe	202	184	351	570	426	652	979	1,406
Nepean inside greenbelt	25	36	0	0	0	0	25	36
Nepean outside greenbelt	871	768	83	96	137	0	1,091	864
Gloucester inside greenbelt	4	5	0	0	44	0	48	5
Gloucester outside greenbelt	602	641	60	92	26	32	688	765
Kanata	770	848	69	12	105	0	944	860
Cumberland	583	311	28	0	0	0	611	311
Goulbourn	383	315	24	0	6	0	413	315
West Carleton	48	40	0	0	1	1	49	41
Rideau	66	33	36	0	0	0	102	33
Osgoode	69	60	0	0	0	0	69	60
Clarence-Rockland City	112	73	0	0	0	20	112	93
Russell Township	139	151	28	30	0	2	167	183
Ottawa-Gatineau CMA (Ontario Portion)	3,874	3,465	679	800	745	707	5,298	4,972

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Ottawa City	141	213	32	22	123	73	4	439	300	747	-59.8
Ottawa, Vanier, Rockcliffe	8	9	14	14	0	0	4	130	26	153	-83.0
Nepean inside greenbelt	1	4	0	0	0	0	0	0	1	4	-75.0
Nepean outside greenbelt	24	41	12	6	54	16	0	0	90	63	42.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	24	49	0	0	8	34	0	33	32	116	-72.4
Kanata	36	63	0	2	31	18	0	268	67	351	-80.9
Cumberland	21	16	4	0	26	0	0	0	51	16	**
Goulbourn	15	17	2	0	4	0	0	8	21	25	-16.0
West Carleton	2	2	0	0	0	5	0	0	2	7	-71.4
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	4	8	0	0	0	0	0	0	4	8	-50.0
Clarence-Rockland City	16	5	0	0	6	0	0	0	22	5	**
Russell Township	10	10	6	0	3	0	0	0	19	10	90.0
Ottawa-Gatineau CMA (Ontario Portion)	167	228	38	22	132	73	4	439	341	762	-55.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,886	1,467	168	210	1,511	1,511	1,220	2,457	4,785	5,645	-15.2
Ottawa, Vanier, Rockcliffe	81	71	90	106	22	42	876	1,593	1,069	1,812	-41.0
Nepean inside greenbelt	10	41	0	2	0	0	0	139	10	182	-94.5
Nepean outside greenbelt	344	288	38	42	386	487	102	56	870	873	-0.3
Gloucester inside greenbelt	5	2	0	2	0	0	22	22	27	26	3.8
Gloucester outside greenbelt	295	284	6	6	382	307	102	158	785	755	4.0
Kanata	495	462	0	13	354	334	12	481	861	1,290	-33.3
Cumberland	243	136	8	18	243	170	76	0	570	324	75.9
Goulbourn	284	55	26	6	116	14	30	8	456	83	**
West Carleton	28	22	0	11	8	157	0	0	36	190	-81.1
Rideau	41	27	0	0	0	0	0	0	41	27	51.9
Osgoode	60	79	0	4	0	0	0	0	60	83	-27.7
Clarence-Rockland City	85	82	0	2	9	11	20	12	114	107	6.5
Russell Township	83	97	26	26	21	9	0	49	130	181	-28.2
Ottawa-Gatineau CMA (Ontario Portion)	2,054	1,646	194	238	1,541	1,531	1,240	2,518	5,029	5,933	-15.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Ottawa City	123	73	0	0	4	153	0	286
Ottawa, Vanier, Rockcliffe	0	0	0	0	4	120	0	10
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	54	16	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	8	34	0	0	0	33	0	0
Kanata	31	18	0	0	0	0	0	268
Cumberland	26	0	0	0	0	0	0	0
Goulbourn	4	0	0	0	0	0	0	8
West Carleton	0	5	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	0	0	0	0
Russell Township	3	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	132	73	0	0	4	153	0	286

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,493	1,508	18	3	717	1,883	503	574
Ottawa, Vanier, Rockcliffe	16	39	6	3	429	1,509	447	84
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	386	487	0	0	102	31	0	25
Gloucester inside greenbelt	0	0	0	0	0	22	22	0
Gloucester outside greenbelt	370	307	12	0	74	158	28	0
Kanata	354	334	0	0	12	24	0	457
Cumberland	243	170	0	0	76	0	0	0
Goulbourn	116	14	0	0	24	0	6	8
West Carleton	8	157	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	11	0	0	0	12	20	0
Russell Township	21	9	0	0	0	49	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,523	1,528	18	3	717	1,944	523	574

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Ottawa City	292	298	4	153	4	296	300	747
Ottawa, Vanier, Rockcliffe	18	13	4	120	4	20	26	153
Nepean inside greenbelt	1	4	0	0	0	0	1	4
Nepean outside greenbelt	90	63	0	0	0	0	90	63
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	83	0	33	0	0	32	116
Kanata	67	83	0	0	0	268	67	351
Cumberland	51	16	0	0	0	0	51	16
Goulbourn	21	17	0	0	0	8	21	25
West Carleton	2	7	0	0	0	0	2	7
Rideau	6	4	0	0	0	0	6	4
Osgoode	4	8	0	0	0	0	4	8
Clarence-Rockland City	22	5	0	0	0	0	22	5
Russell Township	19	10	0	0	0	0	19	10
Ottawa-Gatineau CMA (Ontario Portion)	333	313	4	153	4	296	341	762

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	3,479	3,126	748	1,884	558	635	4,785	5,645
Ottawa, Vanier, Rockcliffe	150	169	429	1,510	490	133	1,069	1,812
Nepean inside greenbelt	10	41	0	139	0	2	10	182
Nepean outside greenbelt	768	817	102	31	0	25	870	873
Gloucester inside greenbelt	5	2	0	22	22	2	27	26
Gloucester outside greenbelt	640	593	105	158	40	4	785	755
Kanata	849	808	12	24	0	458	861	1,290
Cumberland	494	324	76	0	0	0	570	324
Goulbourn	426	75	24	0	6	8	456	83
West Carleton	36	187	0	0	0	3	36	190
Rideau	41	27	0	0	0	0	41	27
Osgoode	60	83	0	0	0	0	60	83
Clarence-Rockland City	94	95	0	12	20	0	114	107
Russell Township	130	130	0	49	0	2	130	181
Ottawa-Gatineau CMA (Ontario Portion)	3,703	3,351	748	1,945	578	637	5,029	5,933

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
December 2016	1	0.9	35	30.7	35	30.7	9	7.9	34	29.8	114	490,000	541,045
December 2015	3	1.7	87	49.2	52	29.4	18	10.2	17	9.6	177	-	481,298
Year-to-date 2016	13	0.8	503	31.0	593	36.6	164	10.1	349	21.5	1,622	505,000	527,609
Year-to-date 2015	18	1.5	414	33.8	441	36.0	139	11.3	213	17.4	1,225	495,000	513,173
Ottawa, Vanier, Rockcliffe													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	1	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Year-to-date 2015	0	0.0	1	3.8	0	0.0	0	0.0	25	96.2	26	-	-
Nepean inside greenbelt													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	-
Nepean outside greenbelt													
December 2016	0	0.0	9	39.1	5	21.7	0	0.0	9	39.1	23	-	-
December 2015	1	2.6	24	61.5	9	23.1	3	7.7	2	5.1	39	-	425,233
Year-to-date 2016	6	1.8	108	32.1	119	35.4	38	11.3	65	19.3	336	-	519,069
Year-to-date 2015	7	2.5	88	31.0	120	42.3	42	14.8	27	9.5	284	440,000	490,859
Gloucester inside greenbelt													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
December 2016	0	0.0	1	5.0	12	60.0	3	15.0	4	20.0	20	-	509,607
December 2015	2	4.4	19	42.2	15	33.3	4	8.9	5	11.1	45	-	490,197
Year-to-date 2016	1	0.4	56	21.1	128	48.1	28	10.5	53	19.9	266	500,000	518,225
Year-to-date 2015	5	2.0	76	30.0	120	47.4	29	11.5	23	9.1	253	480,000	498,663
Kanata													
December 2016	0	0.0	11	31.4	10	28.6	2	5.7	12	34.3	35	-	537,242
December 2015	0	0.0	31	54.4	16	28.1	6	10.5	4	7.0	57	-	-
Year-to-date 2016	1	0.2	157	32.3	127	26.1	51	10.5	150	30.9	486	-	556,455
Year-to-date 2015	1	0.2	183	41.0	133	29.8	50	11.2	79	17.7	446	-	532,323
Cumberland													
December 2016	0	0.0	12	57.1	5	23.8	3	14.3	1	4.8	21	-	438,125
December 2015	0	0.0	6	42.9	6	42.9	1	7.1	1	7.1	14	-	-
Year-to-date 2016	2	0.9	90	40.9	97	44.1	23	10.5	8	3.6	220	-	452,183
Year-to-date 2015	5	4.4	48	42.5	47	41.6	7	6.2	6	5.3	113	-	456,216
Goulbourn													
December 2016	1	9.1	2	18.2	3	27.3	1	9.1	4	36.4	11	-	509,972
December 2015	0	0.0	7	41.2	6	35.3	4	23.5	0	0.0	17	-	-
Year-to-date 2016	2	0.8	89	35.0	115	45.3	18	7.1	30	11.8	254	-	518,562
Year-to-date 2015	0	0.0	10	25.6	15	38.5	7	17.9	7	17.9	39	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	4	25.0	4	25.0	8	50.0	16	-	-
Year-to-date 2015	0	0.0	0	0.0	3	23.1	3	23.1	7	53.8	13	-	-
Osgoode													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	3	18.8	1	6.3	1	6.3	11	68.8	16	-	-
Year-to-date 2015	0	0.0	8	33.3	2	8.3	1	4.2	13	54.2	24	-	559,330
Clarence-Rockland City													
December 2016	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	-	384,350
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	11	30.6	22	61.1	3	8.3	0	0.0	0	0.0	36	-	377,054
Year-to-date 2015	13	30.2	28	65.1	2	4.7	0	0.0	0	0.0	43	-	363,581
Russell Township													
December 2016	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	-	415,140
December 2015	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	-	391,486
Year-to-date 2016	15	19.2	58	74.4	5	6.4	0	0.0	0	0.0	78	-	386,181
Year-to-date 2015	10	12.3	59	72.8	11	13.6	0	0.0	1	1.2	81	-	387,454
Ottawa-Gatineau CMA (Ontario portion)													
December 2016	4	3.1	45	34.6	38	29.2	9	6.9	34	26.2	130	475,000	524,128
December 2015	5	2.7	90	48.9	54	29.3	18	9.8	17	9.2	184	450,000	477,881
Year-to-date 2016	39	2.2	583	33.6	601	34.6	164	9.4	349	20.1	1,736	485,000	513,015
Year-to-date 2015	41	3.0	501	37.1	454	33.7	139	10.3	214	15.9	1,349	475,000	501,498

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	541,045	481,298	12.4	527,609	513,173	2.8
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	425,233	n/a	519,069	490,859	5.7
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	509,607	490,197	4.0	518,225	498,663	3.9
Kanata	537,242	-	n/a	556,455	532,323	4.5
Cumberland	438,125	-	n/a	452,183	456,216	-0.9
Goulbourn	509,972	-	n/a	518,562	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	384,350	-	n/a	377,054	363,581	3.7
Russell Township	415,140	391,486	6.0	386,181	387,454	-0.3
Ottawa-Gatineau CMA (Ontario Portion)	524,128	477,881	9.7	513,015	501,498	2.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

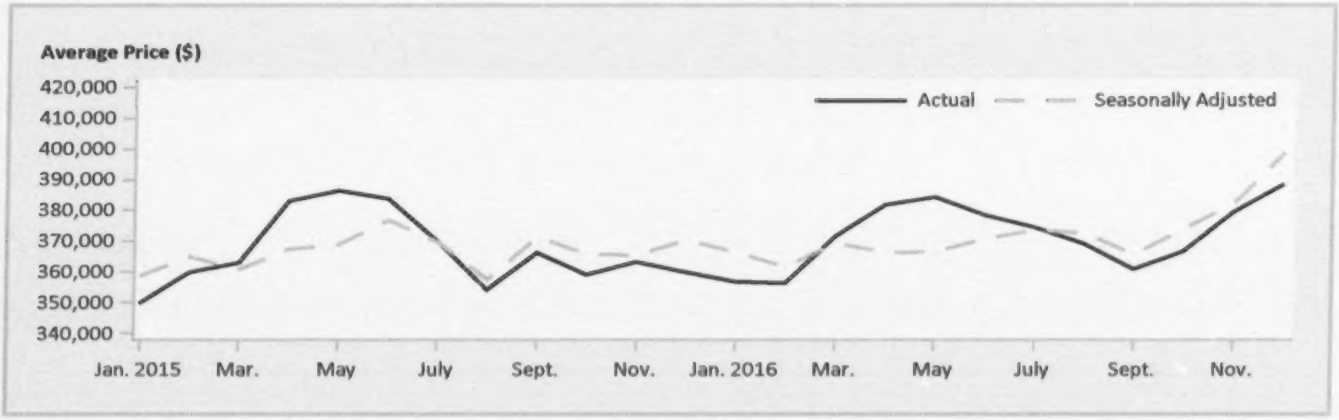


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

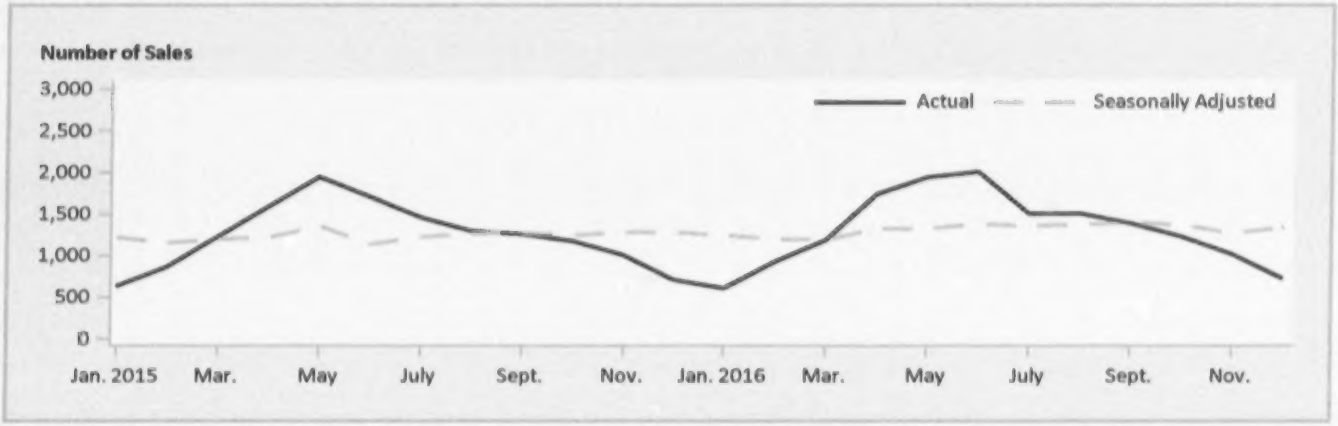
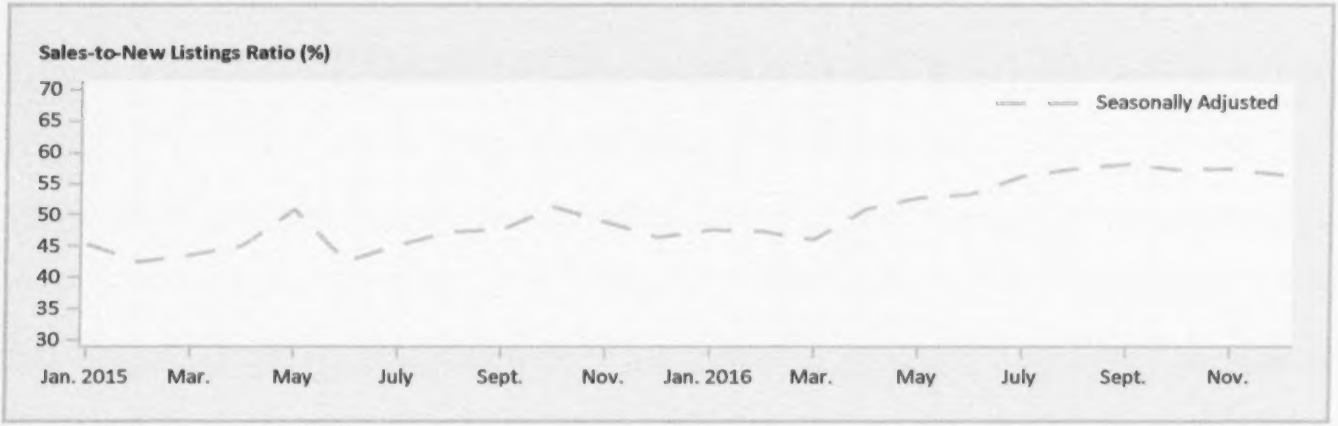


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64	114.0	128.8	544	6.7	69.8	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.7	1,094
	August	567	3.14	4.74	114.0	128.2	545	6.1	69.4	1,094
	September	561	3.14	4.64	114.0	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	114.3	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	114.6	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64		128.1	547	6.1	69.2	1,094

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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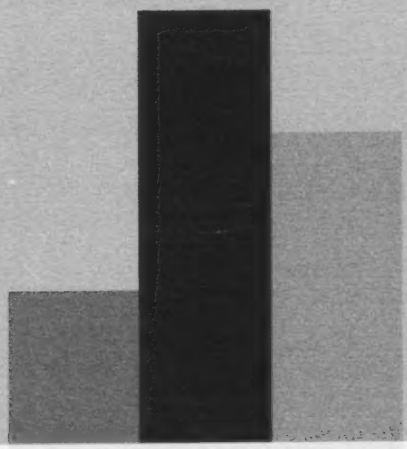

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